



REQUEST FOR PROPOSALS

Job Number 15-14-PCD

Environmental Impact Statement (EIS) FOR 2013-2015 GMA UPDATE OF THE COMPREHENSIVE PLAN, File CAM13-00465

CITY OF KIRKLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

<p>Scope of EIS:</p>	<p>Scope of EIS:</p> <p>The City is undertaking a major update to its Comprehensive Plan Update in accordance with the Growth Management Act (GMA). Consulting services are needed to prepare a new Environmental Impact Statement (EIS). The new EIS will address and analyze impacts of a revised Plan for the new horizon year of 2035. The last EIS was prepared with the 2004 GMA Comprehensive Plan Update.</p> <p>Amendments to the Comprehensive Plan will consist of updates to the general elements and neighborhood plans as appropriate. The key issues are:</p> <ul style="list-style-type: none"> • Land use, housing, jobs and transportation impacts associated with the Kirkland 2035 growth targets; • Incorporation of the 2011 annexation areas of Finn Hill/North Juanita/Kingsgate; • Amendments to the Totem Lake Business District plan; • Potential amendments to other existing neighborhood plans; • A growth alternative composed of several study areas; • Inclusion into the Comprehensive Plan of the Transportation Master Plan, the Parks, Recreation and Open Space Plan, the Cross Kirkland Corridor Plan, Surface Water Master Plan and other related plans and studies currently underway; and • Related amendments to development regulations. <p>The <i>No Action Alternative</i> is the base line reflected in the existing Land Use Plan under current zoning.</p> <p>The <i>Growth Alternative</i> will study the following three sub alternatives:</p> <ul style="list-style-type: none"> • The potential for mixed use and additional intensity and/or density in the existing Neighborhood Business Centers. • Changes to the types of uses that should be permitted in the light industrial/high technology areas. The City is currently having a light industrial and commercial zoning study done to offer policy options to the City Council regarding these areas: <ol style="list-style-type: none"> 1) Light Industrial Technology zone/LIT along 6th Street South (east and west of Cross Kirkland Corridor - the prior railroad right-of-way) 2) Parmac area: Totem Lake/TL 10B through TL 10E zones 3) Totem Lake area: TL 7 and TL 9A zones • Changes to the types of uses and residential densities that should be permitted along the Cross Kirkland Corridor.
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	<ul style="list-style-type: none"> • Increase in intensities and densities near transit stations and along transit corridors. <p>In addition, the EIS may need to analyze the potential changes and impacts associated with requests by individuals or property owners to amend the plan or zoning.</p> <p>The new EIS will form the basis for SEPA determinations on future actions.</p>
Estimated Budget:	\$140,000-\$180,000
Timeline for EIS:	<p>Initial EIS scoping notice: April 2014 Issue Draft EIS: January 2015 Issue Final EIS: May 2015</p> <p>Comprehensive Plan update schedule (subject to change):</p> <ul style="list-style-type: none"> • January to October 2014: Review of Element Chapters, Totem Lake Business District Plan, Neighborhood Plan issues and code amendments. • November 2014: Complete Draft Plan. • December 2014: Complete Draft EIS. • January 2015: Issue Draft EIS and Draft Plan with comment period and public hearing on Draft Plan and Draft EIS. • February 2015 preliminary Planning Commission (PC)/Houghton Community Council (HCC) recommendations on Draft Plan. • March 2015: Begin work on Final EIS and prepare responses to comments. • May 2015: Issue Final EIS and Final Plan. Final PC/HCC recommendation on Draft Plan. • June 2015: City Council study sessions. • July 2015: City Council adoption.
EIS Consultant Qualifications:	<p>Qualified consultants must have experience in preparing an EIS under GMA for a comprehensive plan covering land use, housing, economic development and other impacts, and identifying and analyzing growth alternatives.</p> <p>Qualified consultants must also work effectively with community groups and affected individuals. Familiarity with Kirkland would be an asset. The City reserves the right to select the appropriate team.</p>
Project Management:	<p>The consultants will provide the project management for coordinating and issuing the EIS, and working with the consulting firm of Fehr and Peers who will prepare the transportation component of the EIS. Fehr and Peers is currently under contract with the City and is preparing the City's new Transportation Master Plan. The Transportation portion of the EIS is budgeted under a separate contract with Fehr and Peers; however, the selected consultant is expected to incorporate this work into the EIS as appropriate.</p>
Proposal Requirements:	<ul style="list-style-type: none"> • Brief description of general approach and process for preparing the EIS. Limit description to a maximum 7 pages. • Qualifications and experience of firm and individuals that will be involved in the project. • Identification of project manager. • Hourly rates and estimate of hours spent on each aspect of the EIS for persons involved in the project.
Contract	City of Kirkland's Professional Services Agreement (Attachment A).

Proposal Submittal and Consultant Selection Process and Due Dates:	<p>The selection process will be in 4 steps (subject to change):</p> <ol style="list-style-type: none"> 1. February 13, 2014 at 4:00 pm PST: Deadline for consultants to submit statement of qualifications and general approach to the EIS. <p>Send as an email attachment in PDF format to Purchasing Services at purchasing@kirklandwa.gov or deliver an electronic copy in care of Purchasing Agent, City of Kirkland, 123 5th Ave, Kirkland WA 98033.</p> <ol style="list-style-type: none"> 2. February 26, 2014: Planning Department evaluates submittals and selects finalist. 3. March 4-13, 2014: Planning Department interviews finalists. 4. March 19, 2014: Planning Department selects consultant(s).
Selection Criteria	<p>The proposals will be reviewed based on the following criteria:</p> <ul style="list-style-type: none"> • Responsiveness to the RFP and approach to the project • Ability to meet the schedule • Fees • Ability to perform the services • Innovative approaches • References.
City Contacts:	<p>Teresa Swan, Senior Planner, 425-587-3258, tswan@kirklandwa.gov Paul Stewart, Deputy Planning Director, 425-587-3227, pstewart@kirklandwa.gov City of Kirkland Department of Planning and Community Development 123 5th Avenue Kirkland, WA 98033</p>
Information available for review on the City's website at www.kirklandwa.gov:	<ul style="list-style-type: none"> • Current Comprehensive Plan • 2004 EIS • Kirkland 2035 web site with links to the plans in progress: <ul style="list-style-type: none"> ○ Transportation Master Plan ○ Park, Recreation and Open Space Plan ○ Cross Kirkland Corridor ○ Surface Water Master Plan



PROFESSIONAL SERVICES AGREEMENT

Job Name and Number _____

The City of Kirkland, Washington, a municipal corporation ("City") and _____, whose address is _____ ("Consultant"), agree and contract as follows:

I. SERVICES BY CONSULTANT

- A. The Consultant agrees to perform the services described in Attachment _____ to this Agreement, which attachment is incorporated herein by reference.
- B. All services and duties shall be conducted and performed diligently, completely and in accordance with professional standards of conduct and performance.

II. COMPENSATION

- A. The total compensation to be paid to Consultant for these services shall not exceed \$_____, as detailed in Attachment _____.
- B. Payment to Consultant by the City in accordance with the payment ceiling specified above shall be the total compensation for all work performed under this Agreement and supporting documents hereto as well as all subcontractors' fees and expenses, supervision, labor, supplies, materials, equipment or the use thereof, reimbursable expenses, and other necessary incidentals.
- C. The Consultant shall be paid monthly on the basis of invoices submitted. Invoicing will be on the basis of percentage complete or on the basis of time, whichever is applicable in accordance with the terms of this Agreement.
- D. The City shall have the right to withhold payment to Consultant for any work not completed in a satisfactory manner until such time as Consultant modifies such work to the satisfaction of the City.
- E. Unless otherwise specified in this Agreement, any payment shall be considered timely if a warrant is mailed or is available within 45 days of the date of actual receipt by the City of an invoice conforming in all respects to the terms of this Agreement.

III. TERMINATION OF AGREEMENT

The City or the Consultant may terminate this Agreement at any time, with or without cause, by giving ten (10) days' notice to the other in writing. In the event of termination, all finished or unfinished reports, or other material prepared by the Consultant pursuant to this Agreement, shall be provided to the City. In the event the City terminates prior to completion without cause, consultant may complete such analyses and records as may be necessary to place its files in order. Consultant shall be entitled to receive just and

equitable compensation for any satisfactory work completed on the project prior to the date of termination, not to exceed the payment ceiling set forth above.

IV. OWNERSHIP OF WORK PRODUCT

- A. Ownership of the originals of any reports, data, studies, surveys, charts, maps, drawings, specifications, figures, photographs, memoranda, and any other documents which are developed, compiled or produced as a result of this Agreement, whether or not completed, shall be vested in the City. Any reuse of these materials by the City for projects or purposes other than those which fall within the scope of this contract or the project to which it relates, without written concurrence by the Consultant will be at the sole risk of the City.
- B. The City acknowledges the Consultant's plans and specifications as instruments of professional service. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the City upon completion of the work. The City agrees to hold harmless and indemnify consultant against all claims made against Consultant for damage or injury, including defense costs, arising out of any reuse of such plans and specifications by any third party without the written authorization of the Consultant.
- C. Methodology, materials, software, logic, and systems developed under this contract are the property of the Consultant and the City, and may be used as either the consultant or the City sees fit, including the right to revise or publish the same without limitation.

V. GENERAL ADMINISTRATION AND MANAGEMENT

The _____ for the City of Kirkland shall review and approve the Consultant's invoices to the City under this Agreement, shall have primary responsibility for overseeing and approving services to be performed by the Consultant, and shall coordinate all communications with the Consultant from the City.

VI. COMPLETION DATE

The estimated completion date for the Consultant's performance of the services specified in Section I is _____.

Consultant will diligently proceed with the work contracted for, but consultant shall not be held responsible for delays occasioned by factors beyond its control which could not reasonably have been foreseen at the time of the execution of this Agreement. If such a delay arises, Consultant shall forthwith notify the City.

VII. SUCCESSORS AND ASSIGNS

The Consultant shall not assign, transfer, convey, pledge, or otherwise dispose of this Agreement or any part of this Agreement without prior written consent of the City.

VIII. NONDISCRIMINATION

Consultant shall, in employment made possible or resulting from this Agreement, ensure that there shall be no unlawful discrimination against any employee or applicant for employment in violation of RCW 49.60.180, as currently written or hereafter amended, or other applicable law prohibiting discrimination, unless based upon a bona fide occupational qualification as provided in RCW 49.60.180 or as otherwise permitted by other applicable law. Further, no person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement in violation of RCW 49.60.215 or other applicable law prohibiting discrimination.

IX. HOLD HARMLESS/INDEMNIFICATION

Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from its negligence or breach of any of its obligations in performance of this Agreement.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

X. LIABILITY INSURANCE COVERAGE

The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees. A failure to obtain and maintain such insurance or to file required certificates and endorsements shall be a material breach of this Agreement.

Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

A. Minimum Scope of Insurance

Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance

Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

B. Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

C. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability and Commercial General Liability insurance:

1. The Consultant's insurance coverage shall be primary insurance as respects the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
2. The Consultant shall provide the City and all Additional Insureds for this work with written notice of any policy cancellation, within two business days of their receipt of such notice.

D. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

E. Verification of Coverage

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

F. Occurrence Basis

Any policy of required insurance shall be written on an occurrence basis.

XI. COMPLIANCE WITH LAWS/BUSINESS LICENSE

The Consultant shall comply with all applicable State, Federal, and City laws, ordinances, regulations, and codes. Consultant must obtain a City of Kirkland business license or otherwise comply with Kirkland Municipal Code Chapter 7.02.

XII. FUTURE SUPPORT

The City makes no commitment and assumes no obligations for the support of Consultant activities except as set forth in this Agreement.

XIII. INDEPENDENT CONTRACTOR

Consultant is and shall be at all times during the term of this Agreement an independent contractor and not an employee of the City. Consultant agrees that he or she is solely responsible for the payment of taxes applicable to the services performed under this Agreement and agrees to comply with all federal, state, and local laws regarding the reporting of taxes, maintenance of insurance and records, and all other requirements and obligations imposed on him or her as a result of his or her status as an independent contractor. Consultant is responsible for providing the office space and clerical support necessary for the performance of services under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance or unemployment compensation programs or otherwise assuming the duties of an employer with respect to the Consultant or any employee of Consultant.

XIV. EXTENT OF AGREEMENT/MODIFICATION

This Agreement, together with all attachments and addenda, represents the final and completely integrated Agreement between the parties regarding its subject matter and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument properly signed by both parties.

XV. ADDITIONAL WORK

The City may desire to have the Consultant perform work or render services in connection with the project other than provided for by the express intent of this contract. Any such work or services shall be considered as additional work, supplemental to this contract. Such work may include, but shall not be limited to, _____. Additional work shall not proceed unless so authorized in writing by the City.

Authorized additional work will be compensated for in accordance with a written supplemental contract between the Consultant and the City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates written below:

CONSULTANT:

CITY OF KIRKLAND:

By: _____
Manager

By: _____
Marilynne Beard, Deputy City

Date: _____

Date: _____